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LIMITED WARRANTY DEED

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THIS IS A DEED dated February 23, 1981, by SHELL OIL COMPANY, a Delaware corporation with offices at Two Shell Plaza in Houston, Texas 77001, (herein called "Grantor") to BIRD & SON, INC., a Massachusetts corporation with offices in East Walpole, Massachusetts, (herein called "Grantee")

GRANTOR, for the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$257,000.00) received, hereby grants and conveys to Grantee the following described Premises situated in the City of Portland, County of Multnomah, State of Oregon:

A tract of land located in the SW 1/4, Section 18, T.1N., R.1E., W.M., Multnomah County, Oregon, described as follows:

Beginning at a point on the Northeasterly right-of-way line of N.W. Front Avenue, formerly known as N. Front St., which lies N. 31° 15' East 104.60 feet and N. 41° 42' 10" West 1,273.39 feet from the initial point of the plat of North Front Street and Doane Street as recorded in Book 1133, Page 19 of Multnomah County Plat Records; Thence N. 1° 37' 40" West 45.71 feet to the most southerly tip of that tract of land described in deed to Pacific Roofing Co., as recorded in Book 1212, Page 596, October 17, 1947 of Multnomah County Deed Records; Thence along the Southeasterly line of said Pacific Roofing Co. tract along the arc of a 374.56 foot radius curve to the right an arc distance of 253.21 feet to the most northerly tip of said tract, said point also being on the Northwesterly line of that tract of land described in deed to Shell Oil Co. as recorded in Book 317, Page 460, October 11, 1939 of Multnomah County Deed Records; Thence along the Northwesterly line of said Shell Oil Co. tract the following bearings and distances:

- N. 46° 45' 00" East 102.77 feet
- N. 51° 07' 00" East 73.11 feet
- N. 49° 30' 00" East 372.33 feet
- N. 48° 57' 25" East 402.37 feet

to the most Northerly corner of said Shell Oil Co. tract; Thence along the Northeasterly line of said Shell Oil Co. tract, said line also being the harbor line of the Willamette River, S. 41° 02' 35" East 245.14 feet; Thence S. 48° 57' 25" West 1,208.58 feet, more or less, to said Northeasterly right-of-way line; thence N. 41° 42' 10" West along said

Recorded by  
Multnomah County  
This is a Limited Warranty Deed

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right-of-way line 120.00 feet to the Point of Beginning, including all rights (riparian or otherwise) that Grantor may have in and to the parcel of land herein described;

Reserving unto Grantor, its successors and assigns, a five foot wide oil pipeline easement the centerline of which is described as follows:

Being located in the SW 1/4, Section 18, T.12., R.1E., W.M., Multnomah County, Oregon and,

Beginning at the initial point of the plat of North Front Street and Doane Street as recorded in Book 1133, Page 29 of Multnomah County Plat Records; Thence N. 31° 15' East 104.60 feet to a point on the North-easterly right-of-way line of N.W. Front St. (formerly known as North Front Street); Thence N. 41° 42' 10" West along said right-of-way line 1,285.17 feet to the true point of beginning of said centerline; Thence N. 14° 46' East 142.33 feet; Thence N. 35° 08' East 122.00 feet; Thence N. 48° 28' East 359.00 feet; Thence N. 26° 27' West 3.28 feet to a point on the Northwesterly line of that tract of land described in deed to Shell Oil Co. as recorded in Book 517, Page 460, October 11, 1939, of Multnomah County Deed Records, and to the end of said centerline, said ending point lies South 49° 30' West 211.84 feet and South 48° 57' 25" West 402.37 feet from the most Northerly corner of said Shell Oil Company tract.

for the purpose from time to time, of laying, constructing, operating, inspecting, maintaining, repairing, renewing, substituting, changing the size of and removing the pipe and/or pipeline and all appurtenances thereto for the transportation of liquids together with the right of ingress and egress to said pipeline including sufficient working space on either or both sides of said pipeline as reasonably necessary for the exercise of such easement, and Grantee shall not construct or permit any obstruction, structure or works that would interfere with the rights herein reserved.

Grantee shall have the right to relocate the said pipe line and easement at grantee's entire expense provided that all of the terms and conditions of this document shall apply to the relocated line and easement and that an agreement so allowing the course shall be embodied in a new agreement the form of which shall be acceptable to grantor.

Together with all rights, privileges and appurtenances thereto but subject to (a) the rights of Grantor and others in the steamline that traverses over a part or all of the above described centerline easement, (b) the rights of the City of Portland and any other users in the storm sewer as now located on, in or under the premises herein conveyed, (c) the existing slope encroachment along the northwesterly line of the premises herein conveyed,

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(d) subject to an unrecorded Easement for Pipeline Right of Way dated June 30th, 1965 granted to Olympic Pipe Line Company by the Grantor herein, and (e) to all other easement, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances and to any state of facts an accurate survey or inspection of the premises would show.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1981 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.

EXECUTED by Grantor as of the date first herein specified.

WITNESSES:

SHELL OIL COMPANY

*[Signature]*

WIT BY *[Signature]*  
T. L. CLEMENTS  
MANAGER REAL ESTATE SERVICES  
CORPORATE REAL ESTATE

*[Signature]*

ATTEST:

*[Signature]*  
DANNA R. MOORE  
ASSISTANT SECRETARY

STATE OF TEXAS )  
COUNTY OF HARRIS )

February 23, 1981. Personally appeared T. L. Clements who, being sworn, did say that he is Manager Real Estate Services of Shell Oil Company and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

*[Signature]*  
Notary Public  
V. C. JONES  
Notary Public in and for the State of Texas  
My Commission Expires November 30, 1984

Notarized by  
Dallas National  
Title Insurance Company



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STATE OF OREGON  
Multnomah County

I, the undersigned, Deputy Sheriff of Multnomah County, Oregon, do hereby certify that the within document is a true and correct copy of the original as the same appears in the records of said County.

MAR 25 PM 2:37  
MULTNOMAH CO. OREGON

In Book 1512 On Page 543  
wherein my said office is duly entered.

Deputy  
Sheriff  
Multnomah County, Oregon  
Mr. Lusk  
Deputy

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SPEARS, LUBENSKY, CAMPBELL & BLEDSOE  
ATTORNEYS AT LAW  
800 PACIFIC BUILDING  
PORTLAND, OREGON 97204

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